

Conductive to Large-Scale Manufacturing
w/Significant Electrical Capacity



ONTARIO
COMMERCE
CENTER

2525 W. 4TH ST., ONTARIO, OH

BEER ROAD

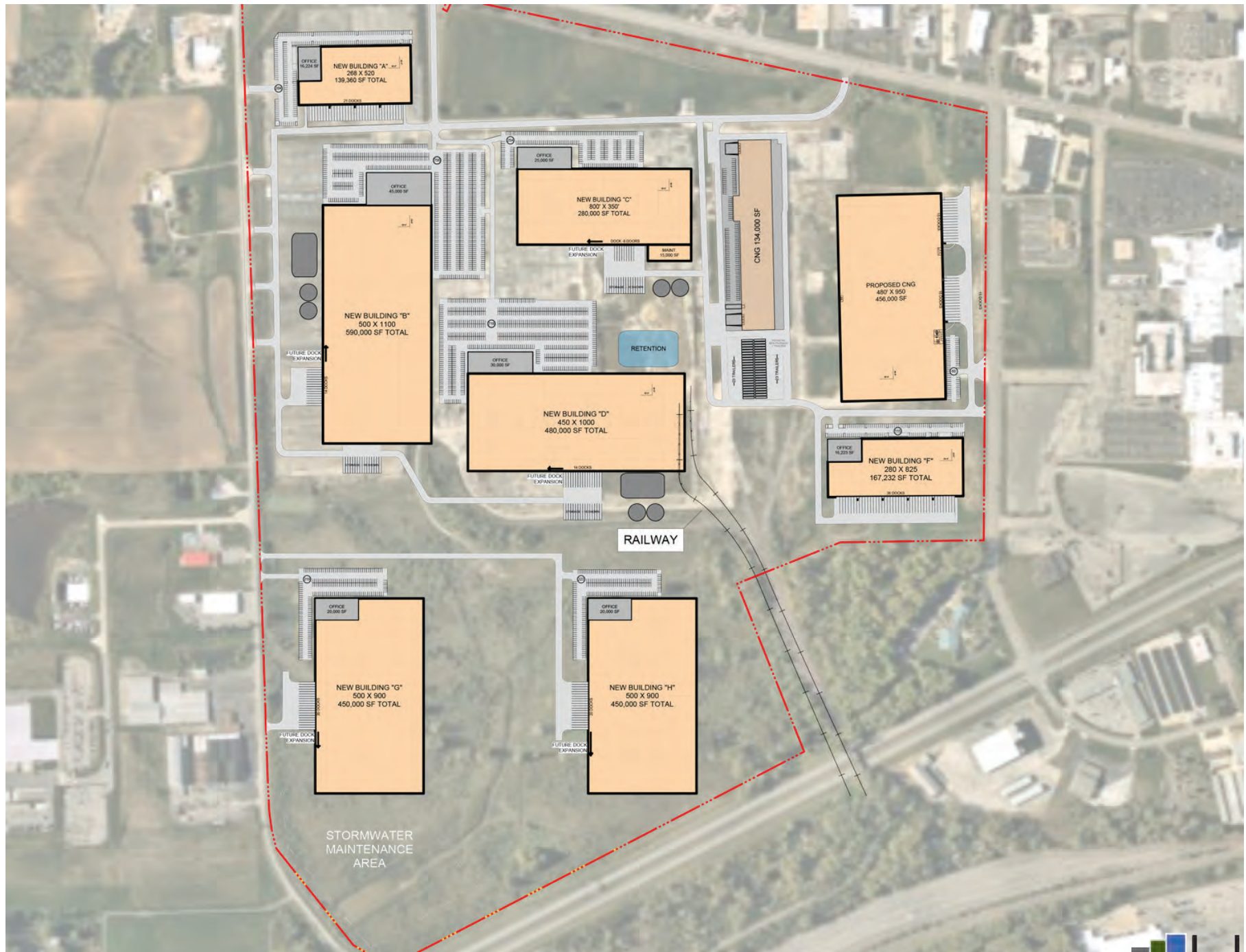
W. 4TH STREET

STUMBO ROAD

264 Acre Industrial Mega Site



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WHY ONTARIO?

HIGHLIGHTS

- BTS from 139K SF to 2M SF
- 100%, 15-year tax abatement
- Heavy power
- Immediate access to SR309/US 30
- Access to rail

Ontario, OH provides access to the US market more than most other major metro cities including Cincinnati, Pittsburgh, and Indianapolis.

- 3.9 miles to downtown Mansfield
- 0.50 miles from SR 309
- 1.7 miles from US 30
- 8 miles from Mansfield Lahm Regional Airport
- 6.5 miles from US 30/I-71 interchange
- Two transit routes can be extended in service of the site



Electricity

- **Description:** Dual 138 kVA transmission lines are on the site (Mansfield and Galion).
- **Capacity:** 138 kVA, 3 Phase
- **Provider:** First Energy
- **Substation:** New 15MW under construction on-site
- **MW:** First Energy will be able to accommodate 60+ MW by 2026. Additional MWs can be added with upstream infrastructure upgrades.

Water

- **Description:** 12" water line. Water is available on site through Ontario up to 750,000 GPD. Additional water capacity is available on site (upgrades might be required on some infrastructure) through the City of Mansfield of 1,000,000 or more GPD for a total of 1.75+ MGD.
- **Capacity:** 750,000 GPD

Wastewater

- **Description:** 21" sewer line
- **Capacity:** 750,000 GPD
- **Provider:** City of Ontario

Fiber

- **Description:** 16 B+ onsite
- **Provider:** CenturyLink

Natural Gas

- **Description:** 8 inch distribution line/30, up to 60 psi Gas pressure and capacity require an engineering study by Columbia Gas to ensure delivery of service for a specific project.
- **Capacity:** Gasa 70 MCFH at 10 PSIG delivery; 30, up to 60 PSI
- **Provider:** Columbia Gas



Core Due Diligence Status

Phase I Environmental Site Assessment:	11/2020
Date CNS Issued:	04/01/2016
Preliminary Geotechnical Report:	12/3/2020
Surface Water Delineation:	N/A
Threatened & Endangered Species:	N/A
Phase I Archaeological Study:	N/A
History Architecture Survey:	N/A

